

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 5, 2010, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance: Chad Anderson (Arr 7:20) Chris Anderson Matt Deskovick
Kathy S. Finley (Arr 7:30) Dennis Grimes Bob Hailey
Kristi Mansolf Jim Piva Dennis Sprong
Paul Stykel Richard Tomlinson

Excused Absence: Katherine L. Finley, Eb Hogervorst

Absent: Torry Brean, Angus Tobiason

Chris Anderson, RCPG Chair, acted as the Chair of the meeting. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:15 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: The Secretary Determined a Quorum was Present

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes Katherine L. Finley and Eb Hogervorst had excused absences. Torry Brean and Angus Tobiason had not called in.

ITEM 5: Approval of Order of the Agenda (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Richard Tomlinson, the Motion **passed 9-0-0-0-6**, with Chad Anderson, Torry Brean, Katherine L. Finley, Kathy S. Finley, Eb Hogervorst and Angus Tobiason absent.

ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced the Board of Supervisors approved the Montecito Ranch project and the Winery Ordinance at their meeting August 4, 2010. On August 19, 2010, at 7 p.m. there would be a second workshop on the Ramona Grasslands at the Ramona Community Center and the public is invited.

ITEM 7: FORMATION OF CONSENT CALENDAR

MOTION: TO MOVE ITEM 10-F-1-A THROUGH 10-F-1-D TO THE CONSENT AGENDA.

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the Motion **passed 9-0-0-0-6**,

with Chad Anderson, Torry Brean, Katherine L. Finley, Kathy S. Finley, Eb Hogervorst and Angus Tobiason absent.

MOTION: TO APPROVE THE CONSENT AGENDA.

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the Motion **passed 9-0-0-0-6**, with Chad Anderson, Torry Brean, Katherine L. Finley, Kathy S. Finley, Eb Hogervorst and Angus Tobiason absent.

ITEM 8: APPROVAL OF MINUTES 7-1-10 (Action)

MOTION: TO APPROVE THE MINUTES OF JULY 1, 2010.

Upon motion made by Dennis Sprong and seconded by Dennis Grimes, the Motion **passed 8-0-1-0-6**, with Bob Hailey abstaining, and Chad Anderson, Torry Brean, Katherine L. Finley, Kathy S. Finley, Eb Hogervorst and Angus Tobiason absent.

ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Kathy DaSilva, Ramona Resident

Ms. DaSilva is against the Ramona Street Extension project. This road will lead to nowhere. It is dangerous and infringes on property rights. It will be dangerous for school children.

Speaker: Rafael Cabrera, Ramona Resident

Mr. Cabrera has a serious concern for safety. There are 20 children in his neighborhood on Ramona Street and they get around by walking. There are no sidewalks now and no plans for sidewalks in the future. He feels this is poor planning. He believes when doing a project, it has to be done right. He believes the Ramona Street Extension is a violation of property rights.

Speaker: Shelly Myers, Ramona Resident

Ms. Myers said she was told the Ramona Street Extension project has been on the books for years. There is only documentation at the County showing it on a list from 2005 and a list from 2009. If it is such a priority, why has it taken so long to start? Why were the aqueduct and RMWD pipe allowed to go in if this road project was being considered? Ms. Myers asked the RCPG members to come to the proposed project area to visualize what this change will look like.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini has seen how the property owners that will be impacted by this project are being affected. The grade will be 8 feet off the top of the hill. People will speed on this road. Mr. Minervini provided the RCPG members with maps that showed the density to be north of the proposed project area. The schools are also north of the project area. He asked who will use this road? The density is less to the south of the project area.

Speaker: Cheryl Snyder, Ramona Resident

Ms. Snyder is opposed to the Ramona Street Extension project. This is a quiet rural area with an abundance of farm animals. The Extension will shatter the serenity and threaten children who walk to school. Why not use the money to fix the streets where traffic backed up during the evacuation in 2007? This would benefit the community. None of our exit roads have changed since the fire.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke spoke of the character of the Ramona Street Extension project area. The focus on building roads is not for the greater good. It is not desirable to have roads everywhere. The safety on the road will be a major issue. There will be encroachment onto residents' properties. Whether his property is a botanical garden, public or private – it will be less attractive with a road running through it. His botanical garden will be a benefit to the community. He asked that the Ramona Street Extension project be vacated.

Speaker: Patricia Brennecke, Ramona Resident

Ms. Brennecke asked the Ramona Street Extension be added to a future agenda for reconsideration. Just recently she saw wild turkeys at her driveway. She won't see them if the road goes through. It will be dangerous getting out of her driveway.

Speaker: Curt Emge, Ramona Resident

Mr. Emge asked that the Ramona Street Extension project be added to the agenda for reconsideration. He said there is no workable engineering plan out there yet. Many people are speaking against the project. The school on Boundary made a dramatic change in the area when it was built.

Speaker: Donna Myers, Ramona Resident

Ms. Myers is challenging the RCPG on the decision made on Ramona Street. She gave examples of historical events that were turning points of history because people made changes. Ms. Myers said it cost too much to build the Ramona Street Extension project, and residents will see 1,500 cars a day going through on the road. There are 2 lists on file with the County, turned in from the RCPG. There is nothing before 2005.

Speaker: Jerry Myers, Ramona Resident

Mr. Myers does not agree with the RCPG decision on Ramona Street. The residents talked to Supervisor Jacob about Ramona Street and the impact it would make on the residents. The RCPG shouldn't dictate what is best. The project will impact Susie's well and hurt Ramona.

Speaker: Joe Kressel, Ramona Resident

Mr. Kressel is a 33 year Ramona resident. When school is in session, he can't get out of his driveway. The traffic on Boundary and Ramona Street doesn't stop at the stop sign. There is no traffic at RCS now. But when school is in session, at 12:30 and 2:30 Ramona Street is congested with people picking up their kids. Every day when school is in session, Hanson Lane, Ramona Street and Boundary are all heavy with traffic.

Speaker: Doug Oliver, Ramona Resident

Mr. Oliver asked the RCPG to reconsider the Ramona Street Extension project. He said the agenda is not really noticeable in the newspaper. He feels it doesn't give adequate notice. People's quality of life will be affected by the project. He suggested improving 13th Street instead.

Four people registered opposition to the Ramona Street Extension project but did not wish to speak.

Speaker: Edmund Kapelczak, Ramona Resident

Mr. Kapelczak asked to be on the next agenda regarding property at 1023 "B" Street. The proposed GP Update designation does not correspond with the existing group residential use.

Speaker: Darrel Cox, Ramona Landowner

Mr. Cox asked to be on the next agenda. He has watched his property throughout the whole GP Update project, and it had a land use designation of 2.9 du/ac. Now it is 1 du/ac. He asked this be looked at again.

ITEM 10: SUBCOMMITTEE REPORTS

10-A: SOUTH (Hailey) (No Business)

10-B: WEST (Mansolf) (No Business)

10-C: EAST (Kathy S. Finley)(No Business)

10-D: PARKS (Tomlinson)(No Business)

10-E: AHOPE (Sprong) (No Business)

10-F: GP Update Plan (Anderson) (Action Items)

10-F-1: Planning Commission Referrals from 7-9-10. Actions taken to be Considered at Planning Commission Meeting 8-20-10.

A) Raymond Ave. Densities. Area Was Redesignated VR-2 from VR-15 at Planning Commission Meeting – Approved on Consent, to Redesignate the Area Back to VR-2 from VR-15

B) Santa Maria Floodway Industrial Lands. Various Property Owners with Existing Industrial Uses Stated at the Planning Commission that as a Result of Construction, etc., their Property is no longer in the Floodway as Mapped by FEMA. Commissioners did not Want to Re-Designate without FEMA Map being Revised, so They Recommend Changing Text in Ramona Community Plan to reflect that there are Existing Industrial uses within the Designated FEMA Floodway along Santa Maria Creek in the Town Center. Portions of Properties within the FEMA Mapped Floodway were Re-Designated as Rural Lands 20 under the GP Update to be consistent with General Plan Policies relating to Floodways and Restrictions that result from the FEMA Designation. In some cases, these areas may not actually be in the Floodway, however, until the FEMA Mapping is revised, all regulations relating to Floodways Apply. If in the future FEMA Mapping identifies these areas as being out of the Floodway, it is the intent they be Redesignated back to the appropriate industrial designation, retaining them as fully legal uses –

Approved on Consent, to Change Text in Ramona Community Plan and to Redesignate Land to Appropriate Industrial Designation should FEMA Map be Revised

C) Day St. Commercial. RCPG and Staff Supported Redesignation of 8 Acres of Land from Village Residential to General Commercial (C-36) for Block Bounded by Day, La Brea and Ramona St. Request on 7-9 to Change Zoning to C-34, General Commercial/Residential Use Regulation to Allow both Commercial and Residential Development by-right – Approved on Consent, to Redesignate the 8 Acres as Described to C-36

D) Rural Commercial Designated Land in the Town Center. 2 Property Owners in Town Center want area Currently Designated C-37, Service Commercial, to Retain this Zoning, rather than to go to C-40, Rural Commercial as Proposed in GP Update. Staff Concurs Providing RCPG Is in Agreement, due to there being only Limited Differences between C-37 and C-40 – Approved on Consent, C-37 Zoning to be Retained

E) Souza Office Professional Property. Existing designation is Office Professional C31 Zoning. Designated VR-7.3 in GP Update, Variable Family Residential Zoning. Owner Requests to Retain C-31. Residential Commercial could be Used as a Compromise

The Chair said this item was discussed at the subcommittee. The RCPG had wanted the switch to VR-7.3 because we felt it was consistent with the area. Mr. Souza wants to retain the C-31 designation.

MOTION: TO RETAIN C-31 FOR THE SOUZA OFFICE PROFESSIONAL PROPERTY.

(Discussion on the Motion)

There was discussion on what designations were already in the area and what lots were undeveloped.

MOTION: TO CALL THE QUESTION ON 10-F-1-E.

Upon motion made by Matt Deskovick, the Motion **passed 9-1-0-1-4**, with Chris Anderson voting no, Jim Piva Stepping Down, and Torry Brean, Katherine L. Finley, Eb Hogervorst and Angus Tobiason absent.

(Voting on the Original Motion)

Upon motion made by Matt Deskovick and seconded by Richard Tomlinson, the Motion **passed 8-1-1-1-4**, with Chris Anderson voting no, Dennis Sprong abstaining, Jim Piva stepping down, and Torry Brean, Katherine L. Finley, Eb Hogervorst and Angus Tobiason absent.

10-G: CUDA (Brean)(No Business)

10-H: Transportation/Trails (Piva)(Action Items)

10-H-1:ZAP 10-001, Minor Use Permit for Gentellalli, 19360 Camino Vista, 960 Sq. Ft. Shop Textile Manufacturing and Single Family Residence. Fire Rebuild on 11.03 Acres

Mr. Gentellalli lost his home, his daughter's home and his business in the 2007 fires. Robin Clegg of the Community Recovery Team has been helping him through the rebuilding process. Mr. Gentellalli did not have a permit for his business when it was lost, and they found that cottage industry was a way he could have his business permitted and rebuilt on his property. There are limitations with the permit so that neighbors are not impacted. Mr. Gentellalli has been on his property since 1972. UPS/FedEx will make deliveries 5 days a week. Neighbors within 300 feet were notified of the project/rebuild. The road is not great, but there haven't been problems in the past.

Mr. Piva said the Transportation/Trails subcommittee approved the project.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Dennis Sprong and seconded by Paul Stykel, the Motion **passed 11-0-0-0-4**, with Torry Brean, Katherine L. Finley, Eb Hogervorst and Angus Tobiason absent.

10-H-2(SDCE Vicinity Items)

A) Consideration of County DPW Traffic to Paint the Curb Red 40 feet along the South Side of San Vicente Rd. west of Green Haven Lane West, SDCE;

B) Consideration of Erecting a Sign (Flashing) near Gunn Stage Alerting Drivers to Watch Traffic Entering San Vicente Rd from the Right;

C) Urge Enforcement of Speed Limits on San Vicente and other County Roads within SDCEA

Mr. Piva said that the Transportation/Trails Subcommittee tabled this item as there was no representative at the meeting. The Subcommittee had questions for the person bringing these requests forward, and wanted to discuss some of the items directly with him prior to taking any action.

MOTION: TO TABLE UNTIL NEXT MONTH (SEPTEMBER 2) WHEN A REPRESENTATIVE IS PRESENT.

Upon motion made by Jim Piva and seconded by Matt Deskovick, the Motion **passed 10-1-0-0-4**, with Paul Stykel voting no, and Torry Brean, Katherine L. Finley, Eb Hogervorst and Angus Tobiason absent.

10-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board

The Chair said Design Review looked at a building on "B" Street. Three seats were filled at the meeting. Chris is the RCPG representative and Dan Vengler is the Chamber representative. The third seat was filled by Rob Llewellyn.

10-J: RAMONA VILLAGE DESIGN (Brean, Stykel) Update on Ramona

Village Design Committee Meetings

The Group did not have a quorum for their meeting. Notification should be given soon as to whether the grant applied for to help fund the Village Design project was selected for funding.

ITEM 11: OTHER BUSINESS (Chair) (Possible Action)

A. Alternatives for Community Representation for DPLU (Discussion and Possible Action)

The Chair reminded members to be thinking of ways that the Planning and Sponsor Groups can save money for the County with the way they are run. The information DPLU receives from the Planning and Sponsor Groups will be included in a cost analysis to go before the Board of Supervisors in the fall.

B. Report on SANDAG Meetings -- No Report

C. Salvation Army Appeal Moved to 9-29-10 Board of Supervisors Meeting

ITEM 12: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action)

Mr. Piva said that 2 of his subcommittee members have withdrawn from the T&T Subcommittee. These seats will not be filled to keep subcommittee membership to a manageable level, as per the Subcommittee.

MOTION: TO REMOVE GEORGE BOGGS AND ANDREW SIMMONS FROM THE TRANSPORTATION/TRAILS SUBCOMMITTEE, AND TO NOT REPLACE THEM, REDUCING SUBCOMMITTEE MEMBERSHIP TO 17.

Upon motion made by Jim Piva and seconded Matt Deskovick, the Motion **passed 11-0-0-0-4**, with Torry Brean, Katherine L. Finley, Eb Hogervorst and Angus Tobiason absent.

B. Agenda Requests

The Chair brought forward the GP Update agenda requests from the Non-Agenda portion of the meeting.

MOTION: TO PLACE THE KAPELCZAK, "B" ST PROPERTY; THE COX, OAK AND POPLAR AREA; AND THE BUNNIE KING AREA ON THE NEXT AGENDA FOR THE GP UPDATE.

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the Motion **passed 11-0-0-0-4**, with Torry Brean, Katherine L. Finley, Eb Hogervorst and Angus Tobiason absent.

C. Concerns of Members

Mr. Sprong has concerns about the misinformation that people have on the planning of the schools in the vicinity of Ramona Street, Boundary and Hanson. There are sidewalks down one side of Ramona Street to Hanson. There is a walkway on one side of Boundary. He would like to put safety issues for the Boundary area on the agenda to be addressed, and possibly Ramona Street.

It was suggested this be discussed at the Transportation/Trails Subcommittee. Possibly a meeting could be held that talks about the history of the area.

The Chair said it could be addressed by the Transportation/Trails Subcommittee.

Mr. Piva said the Subcommittee could discuss the topic and decide what they want to do to address it.

Ms. Mansolf said that possibly future sidewalk projects could be identified for future Safe Routes to School Grants. These grants come up yearly. A couple of years ago Pete Schiff applied for one for sidewalks at the schools on Hanson Lane and asked the RCPG for a letter of support. The grant was awarded and the sidewalks are built. This year no projects were identified for the County to submit.

D. DPLU Training Information for RCPG Members

The Chair checked with members to see who did not attend training and needed materials to complete the DPLU training requirement for Planning Group members.

ITEM 13: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf